

**Annual Household Income, as a Percentage of Area Median Income (AMI), by Household Size**

Household Size	HOME PROGRAM			CDBG	AREA MEDIAN INCOME (Percentages)			
	30% AMI, Extremely Low (1)	50% AMI, Very Low (1)	60% AMI (1)	DND/BHC (2)	80 % (3)	100 % (3)	120 % (3)	135 % (3)
1 person	\$26,850	\$44,800	\$53,760	\$67,400	\$66,650	\$83,300	\$99,950	\$112,450
2 persons	\$30,700	\$51,200	\$61,440	\$77,000	\$76,150	\$95,200	\$114,250	\$128,500
3 persons	\$34,550	\$57,600	\$69,120	\$86,650	\$85,700	\$107,100	\$128,500	\$144,600
4 persons	\$38,350	\$63,950	\$76,740	\$96,250	\$95,200	<b>\$119,000</b>	\$142,800	\$160,650
5 persons	\$41,450	\$69,100	\$82,920	\$103,950	\$102,800	\$128,520	\$154,200	\$173,500
6 persons	\$44,500	\$74,200	\$89,040	\$111,650	\$110,450	\$138,040	\$165,650	\$186,350

(1, 2) Issued by HUD 7/01/20. (3) Incomes calculated based on HUD median for HH of 4, adjusted for family size and rounded to nearest 50.

**Monthly Rent Limits Include Utilities, with the Exception of BPDA Inclusionary**

Bedroom Size	HOME PROGRAM			DHCD LIHTC		CDBG	FAIR MARKET (FMR)		BPDA INCLUSIONARY (no utilities)	
	30% Homeless Set-Aside (1)	50% Low (1)	65% High (1)	50% AMI (3)	60% AMI (3)	LOW-MOD (2)	100% FMR (4)	110% FMR (4)	70% (5)	100% (5)
SRO	\$503	\$840	\$1,077	\$840	\$1,008	\$1,286	\$1,286	\$1,415	\$844	\$1,226
0 BR/Efficiency	\$671	\$1,120	\$1,436	\$1,120	\$1,344	\$1,715	\$1,715	\$1,887	\$1,125	\$1,635
1 BR	\$719	\$1,200	\$1,540	\$1,200	\$1,440	\$1,900	\$1,900	\$2,090	\$1,318	\$1,913
2 BR	\$863	\$1,440	\$1,849	\$1,440	\$1,728	\$2,311	\$2,311	\$2,542	\$1,492	\$2,172
3 BR	\$997	\$1,663	\$2,129	\$1,663	\$1,995	\$2,691	\$2,880	\$3,168	\$1,672	\$2,437
4 BR	\$1,112	\$1,855	\$2,355	\$1,855	\$2,226	\$3,001	\$3,131	\$3,444	\$1,850	\$2,700

(1) Issued by HUD, eff 7/01/20. (2) Calculated by DND based on lower of 80.9% of AMI or 100% FMR (4/10/20). (3) Issued by HUD eff 4/1/20. For units in service prior, use calculator at <http://www.novoco.com/tenant/rentincome/calculator/z2.jsp>. (4) Issued by HUD, eff 4/10/20. Note: For underwriting purposes: BHA uses 110% FMR in zip codes where SAFMR at or below 110% of FMR. BHA uses SAFMR rent in zip codes where SAFMR is above 110%. See BHA for details: <http://www.bostonhousing.org/en/News/Boston-Housing-Authority-Implements-Small-Area-Fai.aspx>. (5) Set by BPDA for 2020, unchanged from 2019.

**BPDA: Inclusionary Development Sales Price Limits 2020**

	Micro	Studio	1 BR	2 BR	3 BR	4 BR
80% AMI	\$135,600	\$150,700	\$186,400	\$221,900	\$257,500	\$288,700
100% AMI	\$183,600	\$204,100	\$248,600	\$288,700	\$327,900	\$366,900

**BPDA: Inclusionary Program Income Limits 2020**

Household Size	70% Rental	80% Homeownership	100% Homeownership
1 person	\$55,550	\$63,500	\$79,350
2 persons	\$63,450	\$72,550	\$90,650
3 persons	\$71,400	\$81,600	\$102,000
4 persons	\$79,300	\$90,650	\$113,300
5 persons	\$85,650	\$97,950	\$122,400
6 persons	\$92,000	\$105,200	\$131,450

BPDA set for 2020, unchanged from 2019

**HOME Purchase Price / Value Limits  
Suffolk County, New and Existing Homes**

1 Unit	2 Units	3 Units	4 Units
\$486,000	\$622,000	\$753,000	\$933,000

Last Updated: 4/1/2020

**Home Per Unit Subsidy Caps**

0 BR & SROs	1 BR Unit	2 BR Unit	3 BR Unit	4 + BR Unit
\$153,314	\$175,752	\$213,718	\$276,482	\$303,490

Applies to Boston, capped at 240%. Section 234. Based on High Cost Percentage, effective 6/4/20

**BHA Utility Allowance, Effective 8/1/20**

		SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Gas Heat	Single Family	\$40	\$53	\$63	\$73	\$84	\$94	\$104
	Duplex, 3 Decker	\$36	\$48	\$57	\$66	\$74	\$83	\$92
	Garden, Row/Townhouse	\$36	\$48	\$57	\$66	\$74	\$83	\$92
	Elevator/Highrise	\$28	\$37	\$44	\$51	\$59	\$66	\$73
Oil Heat	Single Family	\$63	\$84	\$100	\$116	\$132	\$149	\$165
	Duplex, 3 Decker	\$71	\$94	\$105	\$116	\$128	\$139	\$150
	Garden, Row/Townhouse	\$71	\$94	\$105	\$116	\$128	\$139	\$150
	Elevator/Highrise	\$44	\$59	\$70	\$81	\$93	\$104	\$115
Electric Heat	Single Family	\$60	\$80	\$96	\$113	\$129	\$145	\$161
	Duplex, 3 Decker	\$53	\$70	\$84	\$99	\$113	\$127	\$141
	Garden, Row/Townhouse	\$53	\$70	\$84	\$99	\$113	\$127	\$141
	Elevator/Highrise	\$42	\$56	\$68	\$79	\$90	\$102	\$113
Other Electric	Single Family	\$33	\$44	\$67	\$91	\$114	\$138	\$162
	Duplex, 3 Decker	\$29	\$38	\$58	\$78	\$98	\$118	\$138
	Garden, Row/Townhouse	\$29	\$38	\$58	\$78	\$98	\$118	\$138
	Elevator/Highrise	\$24	\$32	\$48	\$64	\$80	\$96	\$112
Water Sewer (Toilet)	Single Family	\$23	\$31	\$62	\$106	\$174	\$246	\$319
	Duplex, 3 Decker	\$23	\$31	\$46	\$77	\$128	\$180	\$234
	Garden, Row/Townhouse	\$23	\$31	\$46	\$77	\$128	\$180	\$234
	Elevator/Highrise	\$23	\$31	\$46	\$77	\$128	\$180	\$234
Water Heating	Oil	\$11	\$14	\$25	\$36	\$47	\$58	\$69
	Gas	\$7	\$9	\$16	\$23	\$30	\$37	\$44
	Electric	\$19	\$25	\$35	\$45	\$54	\$64	\$74
Cooking	Gas Oven	\$2	\$3	\$5	\$8	\$10	\$12	\$15
	Electric Oven	\$5	\$6	\$11	\$16	\$21	\$26	\$30
	Refrigerator	\$7	\$7	\$7	\$7	\$7	\$7	\$7
	Range	\$7	\$7	\$7	\$7	\$7	\$7	\$7

(<http://www.bostonhousing.org/en/For-Section-8-Leased-Housing/How-Rent-is-Set/Utility-Chart.aspx>)